177.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	639,000 / 639,000
					USE VALUE:	639,000 / 639,000
					ASSESSED:	639,000 / 639,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAFFNEY MARIE & JAMES L/EST	
Owner 2:	GAFFNEY MICHAELENE	
Owner 3:		
Street 1:	190 SYLVIA ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,850 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1945, having primarily Vinyl Exterior and 1383 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6850.000	201,100		437,900	639,000
Total Card	0.157	201,100		437,900	639,000
Total Parcel	0.157	201,100		437,900	639,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.04 | /Parcel: 462.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	201,200	0	6,850.	437,900	639,100	639,100	Year End Roll	12/18/2019
2019	101	FV	175,600	0	6,850.	431,600	607,200	607,200	Year End Roll	1/3/2019
2018	101	FV	175,600	0	6,850.	331,500	507,100	507,100	Year End Roll	12/20/2017
2017	101	FV	175,600	0	6,850.	312,800	488,400	488,400	Year End Roll	1/3/2017
2016	101	FV	175,600	0	6,850.	287,700	463,300	463,300	Year End	1/4/2016
2015	101	FV	164,200	0	6,850.	269,000	433,200	433,200	Year End Roll	12/11/2014
2014	101	FV	164,200	0	6,850.	247,700	411,900	411,900	Year End Roll	12/16/2013
2013	101	FV	164,200	0	6,850.	247,700	411,900	411,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13922

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAFFNEY MARIE-E	22353-31		9/1/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2013	1777	Re-Roof	11,497	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	Meas/Inspect	BS	Barbara S
2/6/2014	Info Fm Prmt	EMK	Ellen K
10/15/2008	Meas/Inspect	345	PATRIOT
3/4/2000	Inspected	263	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	276	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 119945
GIS Ref:
GIS Ref:
Insp Date: 07/20/18

!13922!

PRINT

Date	Time
12/11/20	03:48:44

LAST REV

Date	Time
08/15/18	08:54:20

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	119945
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6850		Sq. Ft.	Site		0	70.	0.91	6									437,851						437,900	

Total AC/HA: 0.15725 | Total SF/SM: 6850 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,851 | Spl Credit | Total: 437,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99144042
Adj $ / SQ:	140.537
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291515
Depreciation:	90370
Depreciated Total:	201145

COMMENTS

BK: 13039 PG: 395.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

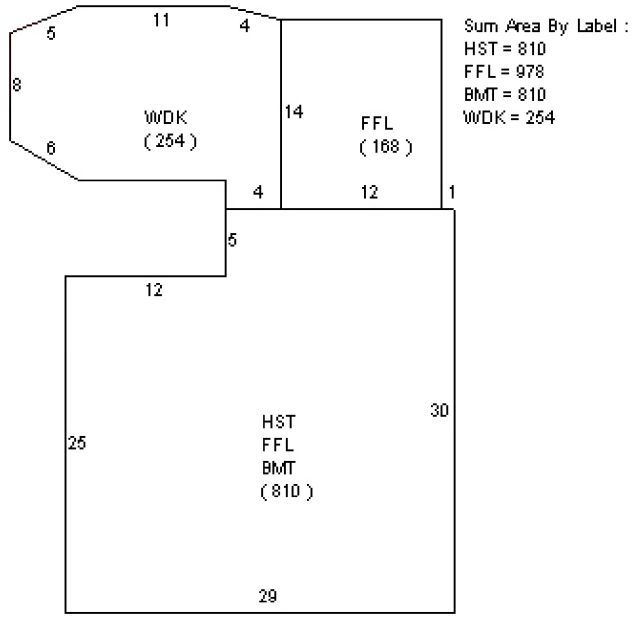
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.54
Special Features:	0	Val/Su Net:	82.18
Final Total:	201100	Val/Su SzAd	145.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	978	140.540	137,445
BMT	Basement	810	42.160	34,150
HST	Half Story	405	140.540	56,917
WDK	Deck	254	9.850	2,502

Net Sketched Area:	2,447			Total:	231,014
Size Ad	1383	Gross Are	2852	FinArea	1383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	F	PR	1970	0.00	T	62.7	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	